



MAY 19 2023

LAND USE APPLICATION

OVERVIEW

This form provides the basic information about a project proposal. This application form is only one of the items required for a complete project submittal. It is the responsibility of the applicant to ensure that all other required materials are submitted. It is also the responsibility of the applicant to clearly demonstrate through narrative, visual representations, and other materials that the proposed activity complies with the City of Durango's Land Use and Development Code. Incomplete or substandard applications may cause delays. All applications shall include digital files as well as the hard copy unless otherwise determined by staff.

PROJECT TYPE *(select one or more)*

- Temporary Use Permit (TUP)**
 - Class A TUP
 - Class B or C TUP
- Special Use Permit (SUP)**
- Limited Use Permit (LUP)**
- Vacation Rental LUP**
- ADU Review LUP**
- Conditional Use Permit (CUP)**
- Rezoning**
- Site Plan Review**
 - Minor (< 10,000 SF)
 - Major (10,000 SF or more)
- Annexation & Initial Zoning**
- Planned Development (PD)**
 - Conceptual
 - Preliminary
 - Final
- Subdivision, Minor (5 or fewer lots)**
 - Preliminary
 - Final
- Subdivision, Major (6 or more lots)**
 - Conceptual
 - Preliminary
 - Final
- Pattern Book Approval**
- PD/Development Agreement Amendment**
 - Major
 - Minor
- EN Alternative Compliance (ENAC)**
- Design Review**
- Certificate of Non-Conformity**
- Zoning Verification**
- LUDC Text Amendment**
- Comprehensive Plan Amendment**
- Abandonment/Vacation Request**
- Variance**
- Appeal of Decision**
- ADU Owner-Occupancy Certification**
- Oil & Gas Permit, Major or Minor**
- Other:** _____

PROJECT DESCRIPTION

PROJECT NAME: Sustainable Durango

PROJECT LOCATION: 1259 Main Ave. Unit B

PROJECT SUMMARY *(Additional details must be included in other application materials)*

See Attached.

LAND USE APPLICATION

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SITE INFORMATION

PROPERTY ASSESSOR'S PARCEL NUMBER: 5665-203-40-002
CURRENT ZONING: CBD PROPOSED ZONING: NO CHANGE
CURRENT USE: Newspaper Office/Vacant PROPOSED USE: Retail

PROJECT CONTACT INFORMATION

APPLICANT: Ed Longinotti AGENT: _____
ADDRESS: 420 E. 4th Ave. ADDRESS: _____
Durango CO 81301 _____
PHONE: 970.903.8218 PHONE: _____
E-MAIL: threaltydurango@gmail.com E-MAIL: _____

PROPERTY OWNER(S) (Authorization from all property owners is required if different from the applicant):

Ballantive Development Co.

ACKNOWLEDGMENT AND AUTHORIZATION

The undersigned authorizes the Community Development Department to proceed with processing this application under the requirements of the City of Durango Land Use and Development Code (LUDC). The undersigned acknowledges that the information provided herein is accurate to the fullest extent of their knowledge.

Further, it is the responsibility of the applicant, when applicable, to provide the City with the names and addresses of adjacent property owners within a specified distance of all boundaries of the subject property, and within the boundaries, as recorded in the La Plata County Assessor's office. The accuracy of this information is the applicant's responsibility and improper notification of adjacent property owners, when applicable, can result in delayed processing of this application.

Applicant: Ed Longinotti Date: 5/19/23

DEPARTMENT USE ONLY

Application Received By: _____ Date: _____ Project #: _____

Fee Required: 250.00 Paid On: 5/19/23 Receipt #: 011044308

Application Accepted as Complete for Processing on: _____

MAY 19 2023

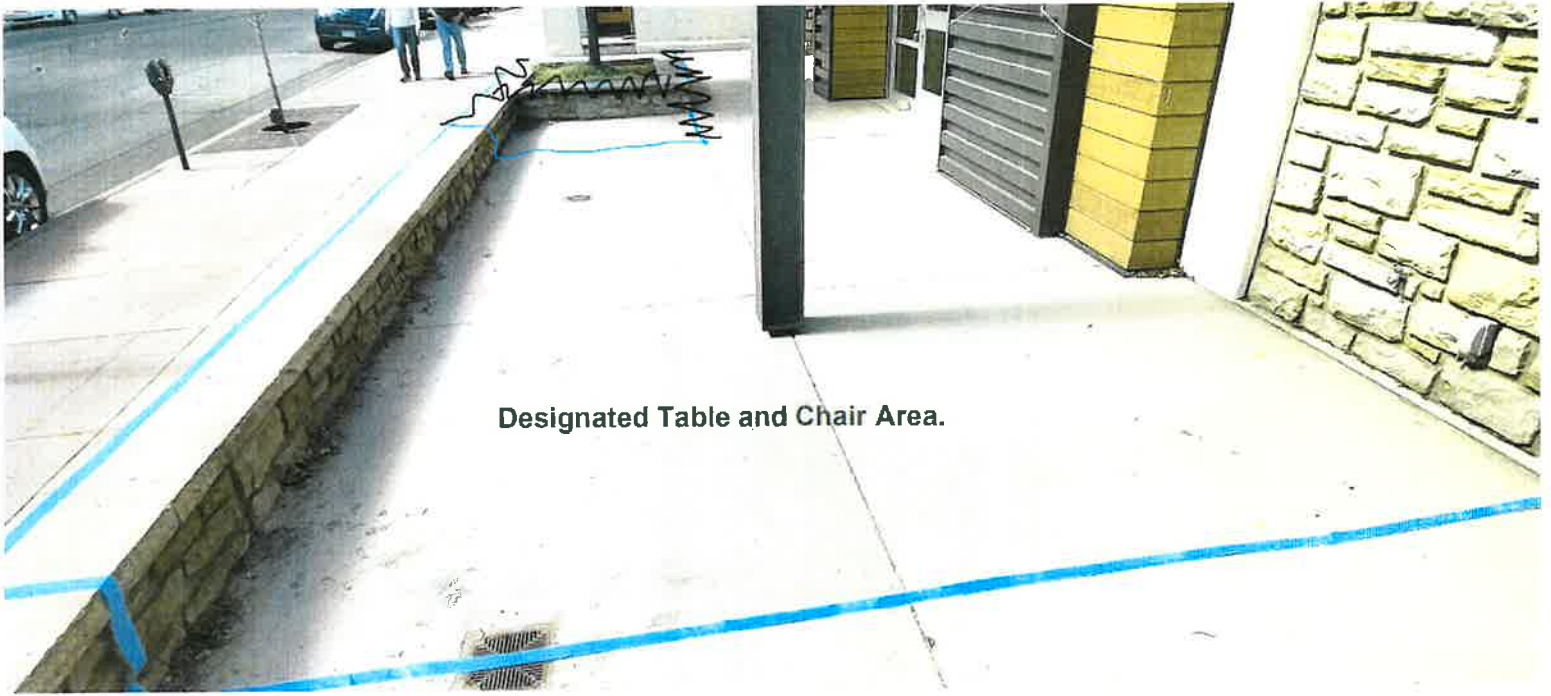
PROJECT SUMMARY

The space is approximately 400 square feet of patio space as outlined in blue in the attached photo. This patio area is private property and is immediately in front of the unit known as 1259 Main Avenue, Unit B. A Change of Use Application is pending in this planning office to change the use from previous newspaper office use to retail space. This general commercial neighborhood area is becoming something of an arts/craft area of the CBD with this tenant selling products made from repurposed material, Jimmy's Music Supply next door, and the following shops located within two blocks: a vintage clothing store, herb shop, and local made soap shop within two blocks. All business noted are locally owned and owner operated.

The use of this space is to allow customers to sit at small cafe-style tables/chairs to drink coffee and eat sandwiches purchased at the location. The location is not a restaurant and will produce no food or drink on site. All food and drink will be produced off site. No products will be sold on the patio area.

The second use will be to display cut flowers and plants for sale. Those are for display only - no transactions will occur in the patio area.

Use of this space will be seasonal.



Designated Table and Chair Area.

City of Durango
Community Development
RECEIVED
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